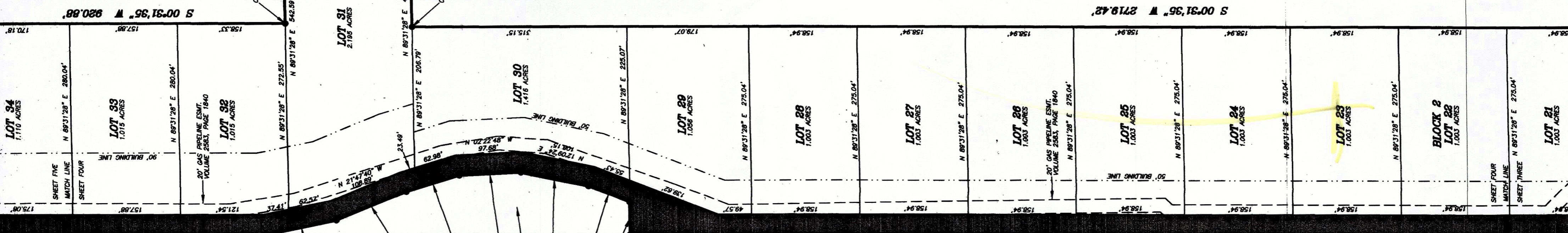


FINNEY ROAD  
N 00°31'36" E 812.94' c/l road



TOTAL ACRES=47.055 ACRES  
OAK MEADOW ROAD=0.408 ACRES  
ASH LANE=0.386 ACRES  
DEDICATION TO VEAL STATION ROAD=C/L ACRES  
DEDICATION TO FINNEY ROAD=23.58 ACRES

TOTAL NO. OF RESIDENTIAL LOTS=50  
OAK MEADOW ROAD=298.19'  
ASH LANE=280.00'

REMAINDER OF  
FINNEY ESTATES, L.L.C.  
CLERKS FILE NO. 202016787

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN HEREON WERE RECORDED IN PUBLIC RECORDS IN TARRANT COUNTY, TEXAS, CLERKS FILE NO. 20-2388, DATED MAY 28, 2020.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. DAMAGE TO UTILITIES MAY OCCUR DURING THE COURSE OF SURVEYING, INCLUDING EXCAVATING OR BUILDING.

THE EASEMENT RECORDED IN VOLUME 2482, PAGE 1391, R.F.P.C.T., IS A BLANKET EASEMENT. CONTACT GAS PIPELINE CO. FOR EXACT LOCATION. ACCORDING TO THE F.I.R. MAP, PANEL NO. 4838700800-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS DESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

THERE SHALL BE NO TREE, SHRUB, PLANT, SKIN, SOIL, FENCE, RETAINER WALL OR OTHER VIEW OBSTRUCTION HAVING A HEIGHT GREATER THAN TWO (2) FEET WITHIN THE SIGHT TRIANGLE FORMED BY THE INTERSECTION OF BOTH STREETS AT THE POINT WHERE THE REFERENCED LINE INTERSECTS THE TOP OF CURB OR EDGE OF PAVEMENT.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE E.T.A. OF ANY CITY OR TOWN.

FRONT BUILDING LINES VARY AND ARE SHOWN ON PLAT.

10' BUILDING LINE ALONG ALL REAR LOT LINES.

10' BUILDING LINE ALONG ALL SIDE LOT LINES.

20' UTILITY EASEMENT/DRAINAGE EASEMENT ALONG ALL ROADS.

10' UTILITY EASEMENT/DRAINAGE EASEMENT INSIDE ALL REAR LOT LINES.

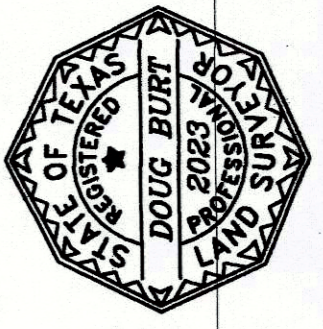
5' UTILITY EASEMENT/DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES.

SEWER TO BE SUPPLIED BY WALNUT CREEK.

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

P.O.S.E.= PUBLIC OPEN SPACE EASEMENT.

REMAINDER OF  
FINNEY ESTATES, L.L.C.  
CLERKS FILE NO. 202016787



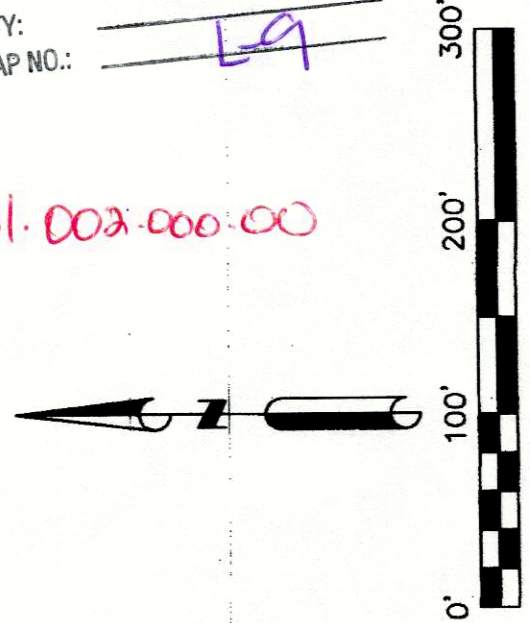
THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

DOUG BURT  
PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
JUNE 14, 2020

OWNER/DEVELOPER  
FINNEY ESTATES, L.L.C.  
P.O. BOX 483  
HUGHESVILLE, TEXAS 75852  
(817)401-0789

**HORIZON LAND SURVEYING**  
582 Balboa Trail  
Azle, Texas 76020  
817-584-9027  
horizonland@gnail.com

ACCT. NO.:  
SCH. DIST.:  
CITY:  
MAP NO.:



21435.00x.000.00  
22431.00x.000.00  
22432.00x.100.00

22431.00x.000.00  
22432.00x.100.00

Final Plat Showing  
Lots 1 thru 14, Block 1,  
Lots 1 thru 34, Block 2 &  
Lots 1 & 2, Block 3,  
VINTAGE OAKS, PHASE ONE  
57.055 acres of land situated in the  
T&P R.R. CO. SURVEY, Abstract No. 1495,  
H.J. THOMPSON SURVEY, Abstract No. 2431 and the  
H.J. THOMPSON SURVEY, Abstract No. 2432,  
Parker County, Texas.